



WASHOE COUNTY

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CM/ACM KS
Finance DN
DA ✓
Risk Mgt. DE
HR N/A
Comptroller CH

STAFF REPORT BOARD MEETING DATE: March 22, 2016

DATE: February 26, 2016
TO: Board of County Commissioners
FROM: Jennifer Budge, CPRP, Park Operations Superintendent
Community Services Department, 328.2181, jbudge@washoecounty.us
THROUGH: Eric Crump, Operations Division Director
Community Services Department, 328.2182, ecrump@washoecounty.us
SUBJECT: Approve an Intergovernmental Agreement Regarding North Valleys Regional Park Phase Five Project Funding between the City of Reno and Washoe County [Total Agreement Amount: \$2.2 million – City of Reno share is \$1 million funded by Residential Construction Tax and Washoe County share is \$1.2 million funded by Sierra Sage Golf Course Water Rights Proceeds]; and direct the Comptroller's Office to make the appropriate budget adjustments. (Commission District 5.)

SUMMARY

This item requests authorization to enter into an intergovernmental agreement between Washoe County and the City of Reno for joint development of Phase V at North Valleys Regional Park. The total project cost is \$2.2 million, with the City of Reno share of \$1 million from District 1 Residential Construction Tax and Washoe County's share of \$1.2 million from Sierra Sage Golf Course Water Rights proceeds.

Phase V will include construction of athletic fields, parking, landscaping, utilities, and reclaimed water infrastructure improvements. This project is consistent with the Board of County Commissioners (Board) and citizen identified priorities, and is consistent with the approved North Valleys Regional Park Master Plan. Design for this project is currently at 90% design, with anticipated bidding/construction to begin in 2016. Washoe County will be responsible for all operations and maintenance of the new improvements and has previously set aside \$1 million (also from water rights proceeds) specifically for operations and maintenance at this park facility. This item is scheduled for consideration at the Reno City Council on March 9, 2016.

Washoe County Strategic Objective supported by this item: Safe, secure and healthy communities.

PREVIOUS BOARD ACTION

On December 17, 2013, the Board awarded an Agreement for Professional Services to Lumos and Associates [not to exceed \$150,000] for design, engineering and bidding assistance of Phase V at North Valleys Regional Park; and, authorized Finance to make the appropriate budget adjustments. [*funded by Sierra Sage Golf Course water rights proceeds*]

On April 23, 2013, the Board acknowledged receipt of the status report on the Sierra Sage Golf Course water rights sale including a summary of revenue and expenditures, a complete budget for the Phase IV project that was under construction at the time, and an updated North Valleys Regional Park Master Plan project priority list; and authorized the Community Services Department to initiate planning and design of designated priority project(s) [not to exceed \$150,000 for planning and design of priority project].

On January 10, 2012, the Board authorized Washoe County Public Works, in coordination with Regional Parks and Open Space, to proceed with a Request for Qualifications (RFQ) for selection of a qualified consultant to design a water play/splash park component at North Valleys Regional Park not to exceed \$250,000 [*funded by Sierra Sage Golf Course water rights proceeds*].

On October 25, 2011, the Board approved the priorities for the design and construction of individual elements of the plan as presented with the water play park as the number one priority, and approved the use of \$1,000,000 from the Sierra Sage Water Right Proceeds for the ongoing maintenance of new facilities constructed in the North Valleys Regional Park.

On July 12, 2011, the Board approved the 2011 North Valleys Regional Park Master Plan update prepared by Wood Rodgers.

On January 25, 2011, the Board approved the prior redemption of all of the Washoe County, Nevada General Obligation Golf Course Series 1997 Bonds additionally secured by pledged revenues of the Golf Course Enterprise Fund; approved the advanced payment of the note payable to the City of Reno for the Sierra Sage Golf Course Effluent project and the North Valleys Sports Complex Effluent project; approved and authorized the Chairman to execute Amendment No. 1 to "Sports Complex and Golf Course Effluent Reuse Agreement" between Washoe County and City of Reno authorizing the use of the Sierra Sage groundwater rights sale proceeds in Fund 4440 to pay the General Obligation Golf Course Series 1997 Bonds and the 2001 note payable to the City; and directed the Finance Department to make the appropriate adjustments within the Parks Capital, Golf Course Enterprise and Debt Service Funds.

On October 16, 2001, the Board of County Commissioners approved the revised Master Plan for North Valleys Regional Sports Complex.

On June 14, 1994, the Board of County Commissioners approved the Master Plan for the North Valleys Regional Sports Complex.

BACKGROUND

The Board previously directed staff to implement the North Valleys Regional Park Master Plan with project priority recommendations made by the North Valleys Citizen Advisory Board (NVCAB) and the Washoe County Open Space and Regional Parks Commission. Based on those recommendations, the County constructed a water splash park in 2013 as its first priority.

Should this funding agreement be approved it is anticipated that this project will construct two baseball fields (1 little league and 1 Babe Ruth), one flat athletic field (soccer/football/lacrosse), parking, infrastructure improvements (utilities, landscaping) and a concession/restroom facility.

The Board also previously voted to set aside a portion of the funding from the sale of the water rights for on-going maintenance of the new additions to the park. The amount indicated was \$1,000,000.

While North Valleys Regional Park is a Washoe County owned and managed property, it lies entirely within the Reno City limits. This joint partnership is a win-win for both organizations and helps meet the need for additional athletic fields in the community. The City of Reno no longer desires to build a separate neighborhood park component as indicated on the Park Master Plan and this joint project will better serve the existing needs of our constituents.

Per the terms of the agreement, the City of Reno will make payments in two equal installments to Washoe County, with the first due 30 days after Washoe County approves a construction contract (anticipated FY16), and the final payment at 75% completion (anticipated FY17).

FISCAL IMPACT

Project costs will be posted to PK906040 (North Valley Recreation Phase V). This project number was established using Parks Capital Fund 4440, which has sufficient fund balance to cover the cost of the project. Cash in this fund is derived from the sale of 280 acre feet of Sierra Sage ground water rights. At the October 25, 2011 Board meeting (Item 11-957), the Board approved the priorities for the design and construction of individual elements of the updated North Valley Regional Park Master Plan, of which the athletic fields and amenities were set as priority number two. Priority number one, the water play/splash park, is complete.

Fiscal Year 2015-16 expense budget is in place in project PK906040. Should the project not be encumbered by FY16 year-end budget has been requested through the appropriate CIP process for FY 2016-17. No expense budget adjustments are necessary.

Staff costs to administer project implementation are currently appropriated in the fiscal year 2016 Community Services Department Engineering and Capital Projects (105501).

Approximately 3 months of estimated staff and supplies budget are in place in cost center 140717 (North Valley Athletics) in FY 2015-16 and are contained in next year's operating budget. Capital equipment to appropriately maintain the athletic fields has been requested in the FY2016-17 budget submittal. One million dollars to support operations and equipment expense was committed by the Board on October 25, 2011, cash fund 2719, CC270119. Appropriate transfer budget is in place for this fiscal year and requested for next fiscal year.

Revenue budget adjustments to accommodate the inter-local agreement are as follows:

Increase Revenue PK906040-433320 (FY16 \$500,000 & FY17 \$500,000)	Local Govt Capital Cost Sharing	\$1,000,000
FY16 Budget Expense PK906040- 781080	Construction Contracts	\$1,000,000

RECOMMENDATION

Staff recommends that the Board of County Commissioners approve an Intergovernmental Agreement Regarding North Valleys Regional Park Phase Five Project Funding between the City of Reno and Washoe County [Total Agreement Amount: \$2.2 million – City of Reno share is \$1 million funded by Residential Construction Tax and Washoe County share is \$1.2 million funded by Sierra Sage Golf Course Water Rights Proceeds]; and direct the Comptroller’s Office to make the appropriate budget adjustments.

POSSIBLE MOTION

Should the Board agree with the recommendation, a possible motion would be: “Move to approve an Intergovernmental Agreement Regarding North Valleys Regional Park Phase Five Project Funding between the City of Reno and Washoe County [Total Agreement Amount: \$2.2 million – City of Reno share is \$1 million funded by Residential Construction Tax and Washoe County share is \$1.2 million funded by Sierra Sage Golf Course Water Rights Proceeds]; and direct the Comptroller’s Office to make the appropriate budget adjustments.”

**INTERGOVERNMENTAL AGREEMENT REGARDING
NORTH VALLEYS REGIONAL PARK PHASE FIVE
PROJECT FUNDING**

This Agreement is entered into this ____ day of _____, 2016, by and between Washoe County, a political subdivision of the State of Nevada (hereinafter, "Washoe County") and City of Reno, a municipal corporation of the State of Nevada, (hereinafter "City"), collectively referred to as the "Parties".

WHEREAS, Nevada Revised Statute 277.180 allows public agencies to enter into inter-local contracts to perform governmental services for which they are authorized by law to perform; and

WHEREAS, Washoe County owns, leases, and operates North Valleys Regional Park (hereinafter, the "Property" as identified in Exhibit A, attached hereto and incorporated by reference; and

WHEREAS, Washoe County intends on constructing additional improvements identified as North Valleys Regional Park Phase Five (hereinafter, the "Project") as identified in Exhibit B, attached hereto and incorporated by reference on the Property to meet the recreational needs of its constituents; and

WHEREAS, the Property is located within Reno's Sphere of Influence and is completely surrounded by the Reno City limits, and the City has collected approximately \$1,000,000 in Residential Construction Tax compliant with NRS 278 from new construction within this park district; and

WHEREAS, in an effort to meet the recreational needs of the Parties' constituents and in the spirit of mutual cooperation, the City and Washoe County wish to jointly fund the Project on the Property for approximately \$2,100,000, a portion of which will be remitted to Washoe County to complete the improvements identified as part of the Project and in accordance with the Financial Plan attached hereto as Exhibit C, attached hereto and incorporated herein by reference; and

NOW, THEREFORE, for and in consideration of the respective promises and duties herein contained, the Parties agree as follows:

RESPONSIBILITIES OF THE CITY

1. City shall provide to Washoe County \$1,000,000 from Residential Construction Tax District #1 for construction of the Project.
2. The City shall review and comment on design and construction documents related to the Project to ensure it is meeting the recreational needs of its constituents.
3. City shall promptly transfer funding to Washoe County for the Project in two equal installment payments. First payment shall be within thirty (30) days of award of a contract

for construction of the Project and final payment shall be no later than at 75% completion of construction of the Project as indicated by the constructing contractor's project billings.

RESPONSIBILITIES OF WASHOE COUNTY

4. Washoe County shall manage the Project, including scope and design, bidding, construction and maintenance.
5. Funding for the Project shall be spent, or the funding legally obligated (encumbered), within two (2) years from the date of this agreement. If the funding allocated to the Project has not been spent or legally obligated within the two (2) year time period, this agreement will automatically terminate.
6. If the funding for the Project has not been spent or legally obligated within two (2) years from the date of receipt and the Board of Washoe County Commissioners determines that the funding for the Project will not be spent pursuant to Section 5, then Washoe County shall transfer the funding, including all accrued interest income, back to the City within thirty (30) days of the Board of Washoe County Commissioners' determination.
7. Washoe County agrees to perform or have others perform all work in compliance with all applicable laws and further agrees to indemnify, defend and hold harmless the City from and against any and all losses, liabilities, damages, claims, liens, encumbrances, obligations, liabilities, actions, causes of actions, costs and expenses of any kind whatsoever, including without limitation, claims of bond holders and attorney's and other professional expenses and fees, suffered or incurred by, or asserted against the City, which arise from or relate to, in whole or in part, : (a) Washoe County's negligence in the management, design, construction or maintenance of the Project pursuant to this Agreement, or (b) Washoe County's failure to perform all work in compliance with applicable laws.
8. In the event that the Project is completed at a cost that is less than the amount identified in Section 1, Washoe County shall transfer the unspent balance, with all accrued interest income, to the City. Washoe County shall be solely responsible for the costs of the Project in excess of the amount approved for the Project as indicated in Section 1 of this Agreement.
9. Washoe County shall be responsible to the City for providing Project status reports quarterly and an annual cost accounting of the appropriate use of all Project funds (including all accrued interest), and a final report within ninety (90) days after completion of the Project. The final report shall provide brief statements addressing any problems encountered, time delays expected and any adjustments to the completion date. The first Project status report shall be due three months after the execution of this Agreement and the annual cost accounting shall be due one year after the execution of this Agreement.

10. By execution of this Agreement, Washoe county certifies, acknowledges and agrees that any subcontractors performing work relating to or arising from either the granting of these Project funds or the Project itself shall be governed by all other applicable federal, state and local laws. Washoe County further acknowledges that this certification is a material representation of fact, which the City has relied upon when entering into this Agreement. This certification and acknowledgement must be included, without modification, in all contracts with subcontractors and in all solicitations for contracts with subcontractors to perform work related to the granting of these funds and the Project. The City reserves the right to withhold Project funds in the event Washoe County, its employees, agents, representatives or subcontractors fail to perform work hereunder in accordance with the terms and conditions as set forth herein, and all applicable federal, state and local laws.
11. In accordance with NRS Chapter 239, Washoe County agrees to maintain all records relevant to the Project. Additionally, Washoe County must keep records at least six (6) years from the end of the County fiscal year (July-June) in which the Project was completed. If any litigation concerning the Project is begun before the expiration of this six (6) year period, the individual file must be retained for six (6) calendar years from the date of resolution of the litigation; and before any files are destroyed recipient must contact the City to obtain and verify final disposition instructions. This requirement also applies to Washoe County's contractors and any subcontractors.

GENERAL PROVISIONS

12. Entire Agreement:
This Agreement represents the full and complete understanding by all of the Parties and changes may be made only with the approval of the Parties.
13. Assignment:
This Agreement shall be binding upon the Parties, their representatives, successors and assigns. No assignment or transfer of this agreement or any part thereof shall occur unless mutually agreed upon in writing by both parties.
14. Modification:
This Agreement may be modified in writing and signed by both parties.
15. Severability:
Each paragraph and provision of this Agreement is severable, and if one or more paragraphs or provisions of this Agreement are declared invalid, the remaining paragraphs and provisions of this Agreement will, if possible, remain in full force and effect.
16. Governing Law:
This Agreement shall be governed by and construed in accordance with the laws of the State of Nevada regardless of the fact that any of the parties hereto may be or may

become a resident of a different country, state, or jurisdiction. Any suit or action arising out of this Agreement shall be filed in a court of competent jurisdiction within the County of Washoe, State of Nevada. The Parties hereby consent to the personal jurisdiction of such courts within Washoe County, State of Nevada. The Parties hereby waive any objections to venue in such courts within Washoe County, State of Nevada.

17. Notices:

All notices required by this Agreement shall be in writing, must be sent to the addresses provided below and are deemed effective upon placement in the United States Mail, postage prepaid addressed to:

Director
Washoe County Community Services Department
P.O. Box 11130
Reno, NV 89520

Director
City of Reno Parks, Recreation and Community Services
P.O. Box 1900
Reno, NV 89505

Signatures on following page.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement this ____ day of _____, 2016.

THE CITY OF RENO,
a municipal corporation of the State of Nevada

Hillary Schieve, Mayor

ATTEST:

Ashley Turney, Reno City Clerk

COUNTY OF WASHOE, by and through its
Board of County Commissioners

Kitty Jung, Chair

ATTEST:

Nancy Parent, County Clerk



**PROJECT
LOCATION**

**WASHOE
COUNTY**

**WASHOE
COUNTY**

**UNITED STATES
OF AMERICA**



PROPERTY INFORMATION:
Parcel Numbers 550-020-19, 21, 22 and 086-390-06
Total Acreage: 154.6

**EXHIBIT A
NORTH VALLEYS REGIONAL PARK**

EXHIBIT B
North Valleys Regional Park Phase V
Probable Construction Costs



LUMOS & ASSOC., INC. #485,000

Date: FEB. 2016 estimates

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
BASE BID*					
EARTHWORK - Ball Fields graded w/ Lower Pad					
1	Ball Fields + Lower Pad - (MASS GRADED BALANCED SITE)	28,500	CY	\$ 4.00	\$ 114,000.00
Earthwork Ball Fields + Lower Pad MASS GRADE (BALANCED SITE) Total					\$ 114,000.00
FOOTBALL FIELD Improvements					
1	SDMH	4	EA	\$ 4,000.00	\$ 16,000.00
2	Construct new PCC culvert headwall	3	EA	\$ 2,000.00	\$ 6,000.00
3	SD Pipe (24" SDR)	60	LF	\$ 55.00	\$ 3,300.00
4	SD Pipe (18" SDR)	720	LF	\$ 45.00	\$ 32,400.00
5	Gravel Access	7,330	SF	\$ 3.75	\$ 27,487.50
6	Drop Inlet	3	EA	\$ 1,500.00	\$ 4,500.00
7	Electrical conduit	1	LS	\$ 20,000.00	\$ 20,000.00
8	ADA Sidewalk access	1,750	SF	\$ 8.00	\$ 14,000.00
9	Emergency Access - Asphalt Paving	7,000	SF	\$ 5.25	\$ 36,750.00
10	Additional Storm Abatement (DI, Manholes, SD Pipe)	1	LS	\$ 15,000.00	\$ 15,000.00
11	Access road erosion control	1	LS	\$ 5,000.00	\$ 5,000.00
12	Access road removable bollards	3	EA	\$ 1,000.00	\$ 3,000.00
13	PCC Stairs	480	SF	\$ 15.00	\$ 7,200.00
14	Handrails	200	LF	\$ 20.00	\$ 4,000.00
15	PCC landings	1,120	SF	\$ 11.00	\$ 12,320.00
16	PCC concrete access to field (North)	3,020	SF	\$ 12.00	\$ 36,240.00
17	Portable restroom enclosure and pad	1	LS	\$ 15,000.00	\$ 15,000.00
18	Lower field - trees	40	EA	\$ 200.00	\$ 8,000.00
19	Drip irrigation to trees	1	LS	\$ 2,500.00	\$ 2,500.00
20	Field soil amendments and seeding	122,500	SF	\$ 0.55	\$ 67,375.00
21	Field Irrigation	122,500	SF	\$ 0.60	\$ 73,500.00
22	Field Fine Grading	122,500	SF	\$ 0.15	\$ 18,375.00
23	Field Fencing- 4 ft. tall	1,050	LF	\$ 20.00	\$ 21,000.00
24	Field Fencing- 6 ft. tall	350	LF	\$ 30.00	\$ 10,500.00
25	Gates- single	2	EA	\$ 750.00	\$ 1,500.00
26	Gates- double	2	EA	\$ 1,500.00	\$ 3,000.00
FOOTBALL FIELD Improvements TOTAL					\$ 463,947.50
CIVIL SITE Improvements (Areas outside of fields)					
1	PCC Sidewalk	7,440	SF	\$ 8.00	\$ 59,520.00
2	PCC Curb & Gutter (1'-Curb)	282	LF	\$ 45.00	\$ 12,690.00
3	PCC Post Curb	1,062	LF	\$ 22.00	\$ 23,364.00
4	PCC Valley Gutter	225	SF	\$ 17.00	\$ 3,825.00
5	AC Paving new parking lot	32,530	SF	\$ 5.25	\$ 170,782.50
6	Extended Retaining Curb (Cast in place)	450	SF	\$ 44.00	\$ 19,800.00
7	PCC Stairs	72	SF	\$ 15.00	\$ 1,080.00
8	Handrails	40	LF	\$ 20.00	\$ 800.00
9	Install 15" SD pipe	340	LF	\$ 55.00	\$ 18,700.00
10	PCC pad for dumpster enclosure and mower access	642	SF	\$ 12.00	\$ 7,704.00
11	Dumpsture enclosure	1	LS	\$ 7,500.00	\$ 7,500.00
12	Striping and signage	1	LS	\$ 3,000.00	\$ 3,000.00
13	Paved emergency access road	9,390	SF	\$ 5.25	\$ 49,297.50
14	Access road removable bollards	5	EA	\$ 1,000.00	\$ 5,000.00
15	TMWA Domestic Water connection (2" tap)	1	LS	\$ 1,500.00	\$ 1,500.00
16	Domestic Water Line - 2" (with appurtanances)	1,000	LF	\$ 30.00	\$ 30,000.00
17	TMWA Meter, Backflow, and Vault	1	LS	\$ 5,000.00	\$ 5,000.00
18	Fees (TMWA - 2")	1	LS	\$ 500.00	\$ 500.00
19	SWPPP BASE ITEMS	1	LS	\$ 20,000.00	\$ 20,000.00
20	Landscape - Trees	14	EA	\$ 320.00	\$ 4,480.00
21	Landscape - Shrubs	70	EA	\$ 30.00	\$ 2,100.00
22	Irrigation outside of the field areas (drip only)	1	LS	\$ 5,000.00	\$ 5,000.00
23	Parking lot planters - landscape and irrigation	2,600	SF	\$ 4.00	\$ 10,400.00
24	Erosion control seeding (small areas, no irrigation)	2	AC	\$ 1,742.50	\$ 3,485.00
25	Electrical Conduit and Parking lot Lighting	1	LS	\$ 97,163.00	\$ 97,163.00
CIVIL SITE Improvements Total					\$ 562,691.00
WATER Improvements - County Reclaimed (At existing pump house)					
1	10" Fairbanks Morse Pump	1	EA	\$ 30,000.00	\$ 30,000.00
2	Sierra Controls	1	LS	\$ 30,000.00	\$ 30,000.00
WATER Improvements Total					\$ 60,000.00

EXHIBIT B
North Valleys Regional Park Phase V
Probable Construction Costs



LUMOS & ASSOC. INC. 8485.000

Date: FEB. 2016 estimates

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
BABE RUTH FIELD Improvements					
1	Bleachers	3	EA	\$ 5,000.00	\$ 15,000.00
2	Fencing - 20 ft. tall, without plastic slats	60	LF	\$ 120.00	\$ 7,200.00
3	Fencing - 20 ft. tall, with plastic slats	60	LF	\$ 150.00	\$ 9,000.00
4	Fencing - 8 ft. tall	1,290	LF	\$ 40.00	\$ 51,600.00
5	Backstop (40 ft. tall)	100	LF	\$ 300.00	\$ 30,000.00
6	Bicycle Rack	1	EA	\$ 2,000.00	\$ 2,000.00
7	Foul poles	2	EA	\$ 5,000.00	\$ 10,000.00
8	Clay pitcher's mounds and clay batter's box	1	LS	\$ 3,400.00	\$ 3,400.00
9	Dugout Benches	2	EA	\$ 1,800.00	\$ 3,600.00
10	Picnic Tables	3	EA	\$ 1,900.00	\$ 5,700.00
11	Benches	2	EA	\$ 1,000.00	\$ 2,000.00
12	Gates - Double	2	EA	\$ 1,500.00	\$ 3,000.00
13	Gates - Single	6	EA	\$ 750.00	\$ 4,500.00
14	Drinking Fountain	1	LS	\$ 5,500.00	\$ 5,500.00
15	Bases and pitchers pads	1	LS	\$ 2,400.00	\$ 2,400.00
16	Infield and warning track material - select dirt mix and Turface additive	1	LS	\$ 31,000.00	\$ 31,000.00
17	Trees at the perimeter	39	EA	\$ 320.00	\$ 12,480.00
18	Shrubs at the perimeter	80	EA	\$ 30.00	\$ 2,400.00
19	Rock swales	1	LS	\$ 7,680.00	\$ 7,680.00
20	Seed outfield and infield, with soil amendments	71,100	SF	\$ 0.55	\$ 39,105.00
21	Grading - fine grading lawn area to .5 - 1%	71,100	SF	\$ 0.25	\$ 17,775.00
22	Irrigation system outside the field for trees and lawn	1	LS	\$ 25,000.00	\$ 25,000.00
23	Irrigation system within the field	71,100	SF	\$ 0.60	\$ 42,660.00
24	Dg surfacing at the ballfield perimeter	183	CY	\$ 70.00	\$ 12,810.00
25	Bat Racks	2	EA	\$ 1,400.00	\$ 2,800.00
26	Concrete mow strip	220	LF	\$ 6.00	\$ 1,320.00
27	Concrete surfacing for seating and walkways	5,970	SF	\$ 6.00	\$ 35,820.00
28	Electrical Conduit	1	LS	\$ 16,224.00	\$ 16,224.00
BABE RUTH FIELD Total					\$ 401,974.00
LITTLE LEAGUE FIELD Improvements					
1	Bleachers	2	EA	\$ 5,000.00	\$ 10,000.00
2	Fencing - 20 ft. tall	50	LF	\$ 120.00	\$ 6,000.00
3	Fencing - 4 ft. tall	480	LF	\$ 20.00	\$ 9,600.00
4	Fencing - 8 ft. tall	460	LF	\$ 40.00	\$ 18,400.00
5	Backstop - 30 ft. tall	90	LF	\$ 200.00	\$ 18,000.00
6	Foul Poles	2	EA	\$ 3,650.00	\$ 7,300.00
7	Clay pitcher's mounds and clay batter's box	1	LS	\$ 3,000.00	\$ 3,000.00
8	Picnic Tables	3	EA	\$ 1,900.00	\$ 5,700.00
9	Dugout Bench	2	EA	\$ 1,200.00	\$ 2,400.00
10	Gates - Double	1	EA	\$ 1,500.00	\$ 1,500.00
11	Gates - Single	4	EA	\$ 750.00	\$ 3,000.00
12	Bases and pitchers pads	1	LS	\$ 2,100.00	\$ 2,100.00
13	Infield and warning track material - select dirt mix and Turface additive	1	LS	\$ 13,200.00	\$ 13,200.00
14	Seed outfield and Infield, with soil amendments	29,900	SF	\$ 0.55	\$ 16,445.00
15	Grading - cut to fill and fine grading to .5 - 1% - Fine Grade	29,900	SF	\$ 0.25	\$ 7,475.00
16	Irrigation system outside the field for trees and lawn - N/A	1	LS	\$ 10,000.00	\$ 10,000.00
17	Irrigation system within the field	29,900	SF	\$ 0.60	\$ 17,940.00
18	Dg surfacing at the ballfield perimeter and between ballfields	165	CY	\$ 70.00	\$ 11,550.00
19	Trees at the perimeter	36	EA	\$ 320.00	\$ 11,520.00
20	Shrubs at the perimeter	82	EA	\$ 30.00	\$ 2,460.00
21	Rock swales	1	LS	\$ 1,440.00	\$ 1,440.00
22	Fractured Rock	1	LS	\$ 7,000.00	\$ 7,000.00
23	Drainage and detention, with erosion control	1	LS	\$ 4,000.00	\$ 4,000.00
24	Concrete mow strip	52	LF	\$ 6.00	\$ 312.00
25	Concrete surfacing for seating and walkways	3,620	SF	\$ 6.00	\$ 21,720.00
26	Electrical Conduit	1	LS	\$ 13,467.00	\$ 13,467.00
LITTLE LEAGUE FIELD Total					\$ 225,529.00

EXHIBIT B
North Valleys Regional Park Phase V
Probable Construction Costs



LUMOS & ASSOC. JN: #485,000

Date: FEB. 2016 estimates

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
ADD ALTERNATE					
Alternate 1 - RESTROOM / CONCESSION BUILDING					
1	Restroom and Concession Structure and Pad	1	LS	\$ 228,000.00	\$ 228,000.00
2	Sanitary Sewer Pipe	625	LF	\$ 45.00	\$ 28,125.00
3	SSMH or SSCO	4	EA	\$ 3,500.00	\$ 14,000.00
4	PK Electric (Electrical Plan Design)	1	LS	\$ 5,500.00	\$ 5,500.00
5	Hyytinen Engineering (footing, slab, plumbing connections)	1	LS	\$ 1,500.00	\$ 1,500.00
6	SS Lift Station	1	EA	\$ 15,000.00	\$ 15,000.00
7	Material Testing and Permits	1	EA	\$ 7,875.00	\$ 7,875.00
Alternate 1 - Restroom / Concession Total					\$ 300,000.00

SUMMARY:

Base Bid=Mass Grade+Both ballfields+Football Field Improvements+CIVIL SITE IMPROVEMENTS+
 Water improvements
 * BASE BID does NOT include additional water rights, testing/inspection costs in estimate.

*BASE BID SUBTOTAL	\$ 1,828,141.50
Contingency @10%	\$ 182,814.15
*Permit Fees	\$ 50,000.00
Base Bid Design Fees	\$ 31,500.00
BASE BID TOTAL	\$ 2,092,455.65

**EXHIBIT C – FINANCIAL PLAN – NORTH VALLEYS PHASE V
NORTH VALLEYS REGIONAL PARK**

Washoe County FUNDING SOURCE: Sierra Sage Golf Course water rights proceeds	City of Reno FUNDING SOURCE: Residential Construction Tax	TOTAL PROJECT Phase V Funding
\$1,100,000	\$1,000,000	\$2,100,000

Washoe County Share \$1,100,000

- Design
- Permits
- Civil site improvements
- Earthwork
- Water improvements
- Babe Ruth Field
- Little League Field
- Contingency

City of Reno Share \$1,000,000

- Design
- Permits
- Civil site improvements
- Earthwork
- Football field
- Concession/Restroom